COMM NW COR OF SW1/4 OF NW1/4, R
FOR POB, CONT E 1235.49 FT, S 36
1235.48 FT, N 370.28 FT TO POB.

COX INGRID/BACKES DEBRA
608 SW BONIFAY GLN
FORT WHITE, FL 32038

2026

20-7S-17-10027-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

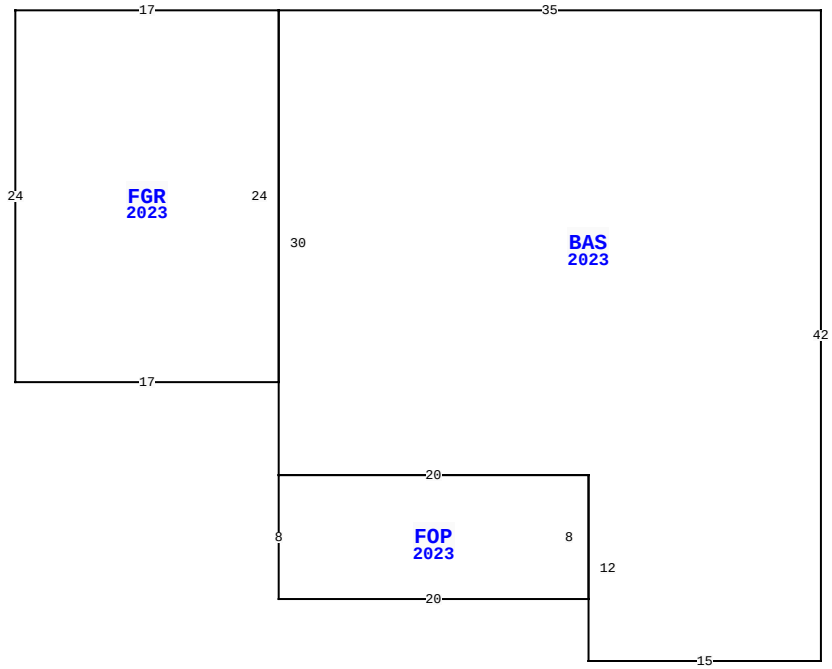
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	2023	1,230	154,340
FGR	408	55	2023	224	28,108
FOP	160	30	2023	48	6,023
TOTALS	1,798			1,502	188,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,502	115.5000	129.36	194,299	2022	2022	0	0	0	3.00	97.00

2 SINGLE FAM 100% - 2023 Heated Area: 1230 HX Base Yr 2021



608 SW BONIFAY GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,470
TOTAL MARKET OB/XF VALUE		23,230
TOTAL LAND VALUE - MARKET		99,275
TOTAL MARKET VALUE		310,975
SOH/AGL Deduction		99,482
ASSESSED VALUE		211,493
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,771
TOTAL JUST VALUE		310,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041623	New Residential C	135,000	03/29/2021
27396	M H	673	10/03/2008
23076	M H	340	04/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1409/0019	3/20/2020	WD	Q	I	01	200,000
GRANTOR: KATHRYN PIPER TERWILL						
GRANTEE: INGRID COX & DEBRA						
1182/2039	7/10/2009	QC	U	I	11	100
GRANTOR: DONALD H PIPER (LIFE						
GRANTEE: KATHRYN PIPER TERWI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,21] W35 S30 E20 S12 E15 N42 $
FGR=[YR=2023;ORIG=18,21] E17 S24 W17 N24 $
FOP=[YR=2023;ORIG=35,51] E20 S8 W20 N8 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0040	BARN,POLE	0	100	20	30	600.00	UT	10.00	10.00	100	2005	2005	3	100	6,000	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	15.00	15.00	100	2005	2005	3	100	2,880	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	12	26	1.00	UT	0.00	0.00	100	2013	2013	3	100	450	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0251	LEAN TO W/	0	100	26	30	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,700	
7	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 23,230

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	10.45	AC		1.00	1.00	1.00	9,500.00	9,500.00	99,275							

REVIEW DATE 09/12/2019 BY RP Total Acres: 10.45 Total Land Value: 99,275 Market: 0 Agricultural: 0 Common: 99,275 PRINTED 11/20/2025 BY SYS